

Sunrise Lakes Phase 4 Recreation District
Meeting Minutes
Tuesday, February 19, 2019

- Meeting Called to order at 9:30 AM by Jack Meehan.
- Pledge of Allegiance
- **Jim Miles conducted the swearing in ceremony. Board Member who took oath was Laurence Checca**
- Supervisors in attendance were, Stan Leibowitz, Steve Salkin, Sandra Hankin, Robert Mendelow, Laurence Checca and Sheila Portney. Also, in attendance are Jim Miles, James Nyquist and Paola Criado.

Call of Officers / Installation of New Board

Stan Leibowitz nominates Steve Salkin as President, Bob Mendelow second.
Steve Salkin nominates Sandra Hankin as Vice President; Bob Mendelow second.
Steve Salkin nominates Bob Mendelow as Secretary; Sandra Hankin second.
Sandra Hankin nominates Stan Leibowitz as Treasurer; Sheila second.

Approval of Prior Meetings Minutes

Motion 1: Steve Salkin made a motion to accept the minutes from the January 15, 2019 meeting.
Second by Sandra Hankin. Laurance Checca Abstains. Minutes accepted as presented.

Manager's Report

Managers Report February 8, 2019
Sunrise Lakes Phase 4 Recreation District

The following will summarize activities since our last report dated December 31, 2018

Projects Underway:

CCS Sound System :	Projected installation date is Friday 2/15/19
Stanley Doors:	Doors installed and complete.
Fences at Maintenance area:	All permits in hand and promised by vendor scheduled for week of 2/11/19
Update Fr. Vendor 2/11/19	Gate is in fabrication then to painting estimated 2 + / - weeks for install
Pool Table repair / re hab:	Project per proposal complete
Blinds billiard room:	Estimate pending from budget blinds
Curb repair / replace:	Curb repair project at East side of Main clubhouse Project is in permitting at City of Sunrise

Satellite One and Two Roof Replacement:
on

Revised and updated bids received to be voted
2/19/19 meeting

Sidewalk Trip Hazards:

Three slip and falls have been reported, insurance company is
on notice of incidents.

Work Orders:

For the period January 1, 2019 – February 11, 2019 We had 17 Work orders 10 are completed
and 7 are open. The list is attached.

We thank you for your continued support and confidence as your new District Manager.

Respectfully submitted,
James R. Miles

Sunrise Lakes Phase 4 Recreation District
District Manager

Treasurer's Report

Stan Leibowitz gave the Treasurer's Report.

New Business

Motion 1: Sandra Hankin made a motion to approve Infinity Roofing as the vendor for the Roof Repairs.
Contract will be sent to the attorney for review. Steve Salkin second. All in Favor.

Motion 2: Steve Salkin went through each of the rules line by line and voted by the board. The list
will be updated and mailed out to all unit owners in Phase 4.

Lunch Policy was discussed. Jim Miles read the attorneys recommendation and Management will
meet with employees to explain policy. All employees will work 8.5 hours a day with a 30 minute
unpaid meal break.

Motion 3: Stanley Leibowitz made a motion to discuss pool lights. Sandra Hankin second. After
discussion Stanley withdrew motion and it was tabled until the next meeting. All in Favor.

Sandra Hankin started a discussion that the Computer Club should be moved to the small card
room, and suggested to get new television installed with Wi-Fi interfaced. This will be an agenda
item for next month's meeting.

Motion 4: Steve Salkin made a motion to appoint Stan Leibowitz as the liaison with the attorney offices for all legal matters. Laurence Checca second. All in favor.

Motion 5: Steve Salkin made a motion to appoint Bob Mendelow as a liaison with CCM, the Management Company, to conduct the physical inspections of the Clubhouse and the Satellite Pools. All in favor.

Motion 6: Steve Salkin made a motion to approve the replacement of the a/c unit for the amount of \$14,300. Sandra Hankin second. All in favor.

Good & Welfare

Meeting Adjourned at 12:06 PM.